

MINUTES

STATE BUILDING COMMISSION MEETING

JUNE 10, 2010

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:03 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:05 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:06 a.m.	University of Tennessee	Dr. Jan Simek
11:10 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:15 a.m.	Department of Education	Deputy Commissioner Robert Greene
11:25 a.m.	Department of Finance and Administration	
11:30 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Kent Williams, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Alan Robertson, Acting State Architect
Georgia Martin, State Architect's Office
Janie Porter, Attorney General's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
Annette Crutchfield, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
John Carr, Finance and Administration
Felenceo Hill, Department of Finance and Administration
Dottie Hagood, Real Property Administration
Alvin Payne, University of Tennessee
George Criss, University of Tennessee

Charles Peccolo, University of Tennessee
Tom Robinson, Department of Correction
Murray Crow, Department of Environment and Conservation
David Gregory, Tennessee Board of Regents
Scott Boelscher, THEC
Mark Cherpack, Department of Finance and Administration
Bob Qualey, Real Property Administration
Jim Dixey, Real Property Administration
Cindy Liddell, Comptroller's Office
Nick DePalma, Real Property Administration
Lynelle Jensen, Department of General Services
Don Johnson, Department of General Services
Steve Allen, Department of Transportation
M. R. Cripps, Department of Economic & Community Development
Deborah Boshears-Davis, Department of Education
Bill Bauer, Real Property Administration
Cleve Salmon, Real Property Administration
Jay Hosad, Messer Construction
Andy Brunson, Hardaway Construction
Bryan Hay, Hardaway Construction
Stephanie Burd, Real Property Administration
Jacquelline Felland, Comptroller's Office
David Primeau, Department of General Services
Tom Sterritt, Department of General Services
John Gromos, Turner Construction
Sandy Janus, Department of Finance and Administration
Penny DiPiazza, Real Property Administration
Susan Kimbro, Real Property Administration
Allen Hill, Upland Design Group
Neal Richardson, Upland Design Group
Bill Finney, Real Property Administration
Herb Stonebrook, Real Property Administration
Steve Campbell, Wilbur Smith Associates
Senator Dolores Gresham
Jim Dixey, Real Property Administration
Matt Ingham, Real Property Administration

Commissioner Goetz called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by Alan Robertson.

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DEPARTMENT OF TRANSPORTATION

11:03 a.m.

Commissioner Gerald Nicely requested action on the following matters.

TDOT QUARTERLY STATUS REPORT

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

REGION 4 – HAYWOOD COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **I-40 Solar Farm Education & Welcome Center** at Haywood County, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:	\$4,000,000.00
<u>Source of Funding:</u>	
State Highway Funds (A)	\$ 800,000.00
Federal Highway Funds (A)	\$3,200,000.00
<i>SBC Project No.</i>	<i>244/010-02-2010</i>

REGION 1 – SULLIVAN COUNTY, TENNESSEE

- 1) Commissioner Nicely presented a request for approval of a project and acknowledgement of the source of funding for **I-26 Kingsport Welcome Center** at Sullivan County, and selection of a designer to design and supervise the project. Speaker Williams asked how many Welcome Centers there are in the state, and was told "14". Speaker Williams said he thought more were needed to encourage tourists to visit Tennessee's many attractions, including fish hatcheries and aquatic centers. After discussion, the Commission approved the request, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:	\$2,950,000.00
<u>Source of Funding:</u>	
State Highway Funds (A)	\$ 590,000.00
Federal Funds (APD) (A)	\$2,360,000.00
<i>SBC Project No.</i>	<i>241/010-01-2010</i>

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:05 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

FALL CREEK FALLS STATE PARK, VAN BUREN COUNTY, TENNESSEE

- 1) Approved a request for authority to contract with the designer, Engineering Consultants & Design, for full services on remaining scope items on a project for **Campground Upgrades** at Fall Creek Falls State Park, Van Buren County, Tennessee.

Estimated Project Cost:	\$2,310,000.00
<u>Source of Funding:</u>	
07/08 Current Funds-Capital Maint (A)	\$ 310,000.00
07 G.O. Bonds-Capital Maint (A)	\$2,000,000.00
<i>SBC Project No.</i>	<i>126/036-01-2007</i>

SYCAMORE SHOALS HISTORIC PARK, CARTER COUNTY, TENNESSEE

- 1) Approved a request to issue a Request for Proposals (RFP) for Design/Build Alternative Delivery Method to select an exhibit designer and fabricator for **Exhibit Space Upgrade** at Sycamore Shoals Historic Park, Carter County, Tennessee.

Estimated Project Cost:	\$575,000.00
<u>Source of Funding:</u>	
06/07 Current Funds-Cap Maint. (A)	\$ 400,000.00
07/08 Current Funds-Cap Outlay (R)	\$175,000.00
<i>SBC Project No.</i>	<i>126/000-03-2006</i>

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UNIVERSITY OF TENNESSEE

11:06 a.m.

Dr. Simek requested action on the following matters.

UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Norris House** at Norris, Tennessee, and approval to utilize Johnson & Gaylon Construction Company as construction manager for no fee for the required site improvements, foundation and utility construction, and finish activities.

Estimated Project Cost: \$150,000.00

Source of Funding:

Federal Funds (EPA grant) \$65,000.00

Operating Funds (A) \$64,000.00

Gifts \$21,000.00

SBC Project No. 540/009-30-2010

UNIVERSITY OF TENNESSEE INSTITUTE OF AGRICULTURE

- 1) Approved a request to issue an RFP for a Construction Manager/General Contractor for **Vet Med Hospital Addition & Renovation** at the University of Tennessee Institute of Agriculture, Knoxville, Tennessee.

Estimated Project Cost: \$20,900,000.00

Source of Funding:

National Academy- Level \$10,000,000.00

Faculty Reserves (A)

Institutional Revenue and \$ 5,842,000.00

Reserves (A)

Federal Funds (ARRA) (A) \$ 1,558,000.00

TSSBA (A) \$ 3,500,000.00

SBC Project No. 540/001-01-2009

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$10,400,000.00 to \$10,625,000.00 (\$225,000.00 increase) for **Joint Institute of Neutron Sciences** at the Oak Ridge National Laboratory, Oak Ridge, Tennessee.

Revised Estimated Project Cost:		\$10,625,000.00	
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
03/04 Current Funds-Capital Outlay (A)	\$ 400,000.00	\$ 0.00	\$ 400,000.00
05/06 Current Funds-Capital Outlay (A)	500,000.00	0.00	500,000.00
05 G.O. Bonds-Capital Outlay (A)	7,500,000.00	0.00	7,500,000.00
TSSBA	1,000,000.00	0.00	1,000,000.00
Reserves (R)	1,000,000.00	125,000.00	1,125,000.00
U.T. Battelle (O)	0.00	100,000.00	100,000.00
TOTAL	\$10,400,000.00	\$225,000.00	\$10,625,000.00
SBC Project No.		529/094-01-2003	

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request to substitute the electrical subcontractor, Wade Electric Company, with REC Company on a project for **Boling Center Ballroom Renovation** at the University of Tennessee at Martin.

Estimated Project Cost:	\$980,000.00
<u>Source of Funding:</u>	Contractor Funds (A)
SBC Project No.	540/011-03-2008

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TENNESSEE BOARD OF REGENTS

11:10 a.m.

Chancellor Charles Manning requested action on the following matters.

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request to award a construction contract to Hardaway Construction for **Buc Ridge Apartment Complex Phase 4** at East Tennessee State University in Johnson City, Tennessee based upon Proposals received April 20, 2010 and subsequent bids from top Best Value #1 proposers.

Estimated Project Cost:	\$11,000,000.00
<u>Source of Funding:</u>	
TSSBA (rent)	\$10,962,000.00
Auxiliary (housing)	\$ 38,000.00
SBC Project No.	166/005-10-2009

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Chancellor Manning presented a request for approval of a project, acknowledgement of source of funding, and approval to issue a Request for Proposals for a Construction Manager/General Contractor for **Parking Garage and Student Services** at Middle Tennessee State University in Murfreesboro, Tennessee, and selection of a designer to design and supervise the project. He stated that they were in the process of evaluating the funding, and would like to refer the matter to the Subcommittee, with authority to act.

Comptroller Wilson requested that the University of Tennessee and Board of Regents consider giving the Commission their views on the extent of student involvement in the decisions being made and the proper procedures that the SBC should have. He said they were concerned about this issue and would like to have their view before taking any action. The Commission referred the request to the Subcommittee, with authority to act.

Estimated Project Cost:	\$39,500,000.00
<u>Source of Funding:</u>	
Student Fees	\$ 8,000,000.00
TSSBA (Parking Fees)	\$31,500,000.00
SBC Project No.	166/009-06-2010

Tennessee State University, Nashville, Tennessee

- 1) Approved a request for a revision in scope for **Agricultural Extension Research/Teaching/Demonstration Center** at Tennessee State University in Nashville, Tennessee.

Estimated Project Cost: **\$1,479,716.56**
Source of Funding: Federal Funds (USDA 1890 Facilities)
SBC Project No. 166/001-07-2004

Tennessee Technology Center @ Pulaski, Pulaski, Tennessee

- 1) Approved a request to cancel a project for **Solar Training Modular** at the Tennessee Technology Center @ Pulaski in Pulaski, Tennessee.

Estimated Project Cost: \$45,500.00
Source of Funding:
Campus Plant Funds \$ 5,000.00
Federal WIA Grant \$40,500.00
SBC Project No. 166/080-01-2010

Discussion of Bids

- 1) **University of Memphis, Memphis**
(Richardson Hall Exterior Repairs)
SBC Project No. 166/007-12-2009
Bid date: 06-02-2010
SBC Action: No action required
- 2) **TTC @ Oneida, Oneida**
(Mechanical and Building Repairs)
SBC Project No. 166/078-01-2007
Bid date: 06-09-2010
SBC Action: No action required
- 3) **Middle Tennessee State University, Murfreesboro**
(Rutledge Exterior Reconstruction)
SBC Project No. 166/009-04-2009
Bid date: 06-09-2010
SBC Action: No action required

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DEPARTMENT OF EDUCATION

11:15 a.m.

Deputy Commissioner Robert Greene requested action on the following matters.

ALVIN C. YORK AGRICULTURAL INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Deputy Commissioner Greene presented a request for approval of the **Campus Utilization Plan** for the Alvin C. York Agricultural Institute, Fentress County, as presented by Upland Design Group.

Allen Hill of Upland Design made the presentation. He stated that the plan involved seven phases over a period of 15 years at a cost of approximately \$22 million. He said that Phase 1 involves maintenance of existing buildings. Phase 2 includes significant infrastructure work around the campus and work around the agricultural campus. Phase 3 includes construction of new kitchen/dining area and improvements of traffic flow for delivery vehicles. It also includes converting the existing kitchen and dining area into multi-use functional rooms. Phase 4 is for construction of a new student fitness complex. Phase 5 involves construction of a new major academic wing to connect the new kitchen/dining to the main building. Phase 6 is for parking expansion. Phase 7 includes construction of a new building to replace the Science Building. After discussion, the Commission approved the Campus Utilization Plan as presented.

Estimated Project Cost:	\$275,000.00
<u>Source of Funding:</u>	07/08 Current Funds-Capital Maint (A)
<i>SBC Project No.</i>	168/001-02-2007

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:25 a.m.

Alan Robertson requested action on the following matters.

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Robertson presented a request for approval of Hardaway Construction as the best-evaluated proposer based on the RFP process on a project for **Mechanical and Electrical Upgrade Phase 2** at the Tennessee State Capitol, Nashville, Tennessee. Treasurer Lillard asked if this meant going through just the preplanning phase even though the entire contract has been approved and what was the intention going forward. Mr. Robertson responded that the obligation is to do the preconstruction services, which is the estimating phase of the project. He said, once we get to that point, the State always has the option not to continue with the second part, which is the construction. He said that the preconstruction phase is what is immediately needed to confirm the schedule, construction costs, and scoping the project. He said that staff has been working with the Speakers and the Legislature and all are working together to move forward. Treasurer Lillard asked if it will be coming back to the SBC after the preconstruction phase for approval of subsequent phases, and was told "yes". Commissioner Goetz said it was his understanding that the timing of this is now off for a year. After discussion, the Commission approved the request as presented.

Estimated Project Cost: \$16,500,000.00
Estimated Planning Cost: \$ 2,700,000.00 (\$1,250,000-R; \$1,450,000-A)
Source of Planning Funds: Facilities Revolving Fund (501.04)
SBC Project No. 529/005-01-2005

STATEWIDE

- 1) Approved a request to accept the second one-year option on the **Direct Order Contract**, statewide, which expires June 30, 2010.

Estimated Project Cost: \$12,000,000.00
Source of Funding: Facilities Revolving Fund / Miscellaneous (A)
SBC Project No. 529/000-02-2005

- 2) Approved a project and acknowledgment of the source of funding for **Energy Projects Statewide** and approval to utilize the Direct Order Contract to accomplish the work, with assistance from the Departmental Consultant to design and supervise the project.

Estimated Project Cost: \$620,000.00
Source of Funding: 01 G.O. Bonds – FRF (R)
SBC Project No. 529/000-03-2010

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) Mr. Robertson presented a request to terminate the designer contract due to bankruptcy with NJC, Inc. on a project for **Addressable Fire Alarm System Update** at West Tennessee State Penitentiary, Lauderdale County, with assistance from Departmental Consultant to complete the year-end warranty inspection. Treasurer Lillard asked how much it would cost to complete the work, and if the designer's work had been satisfactorily. Tom Robinson responded that the project is complete and this is a life safety issue. He said it would cost approximately \$2,000 and that the work was satisfactory. The Commission approved the request as presented.

Estimated Project Cost:	\$650,000.00
<u>Source of Funding:</u>	
06/07 Current Funds-Capital Maint (Sent Act) (A)	\$550,000.00
Residual Funds (Sentencing Act) (R)	100,000.00
<i>SBC Project No.</i>	<i>142/022-01-2006</i>

DISCUSSION OF BIDS

Mr. Robertson stated that bids had recently been received on the following projects and were in the process of being evaluated. Should further action be required, he asked that the matters be referred to the Subcommittee. After discussion, the Commission referred the matters to the Executive Subcommittee, with authority to act.

- 1) **National Guard Armory - Greeneville**
(Reroof & Exterior Waterproofing)
SBC Project No. 361/032-01-2009
Bid date: June 8, 2010
SBC Action: Referred to Subcommittee with authority to act
- 2) **Buffalo Springs Fish Hatchery**
(Oxygen Injection System)
SBC Project No. 220/020-01-2009
Bid date: June 9, 2010
SBC Action: Referred to Subcommittee with authority to act

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Mr. Robertson presented a request for approval of the Minutes of the State Building Commission meeting held on May 13, 2010. He stated he would like to modify action taken on a project for **Radio Tower Replacement** for the Department of Safety (SBC No. 502/001-01-2010). He said, due to time constraints, the Department would like to cancel the request to accomplish the project through the Design/Build Alternative Delivery Method and default back to the standard Design/Bid/Build procurement method. The Commission approved the Minutes as amended.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- 1) **University of Memphis**
(Recreation & Fitness Renovations)
Change Order No. 6
Contract Amount: \$479,000.00
Change Order Amount: \$7,697.24
Change Order Percent: 1.61
Cumulative Percent 19.41
SBC Project No. 166/007-03-2000
- 2) **National Guard Armory – Knoxville**
(TEMA Bldg 310 Codes Renovation)
Change Order No. 2
Contract Amount \$364,000.00
Change Order Amount: \$66,712.37
Change Order Percent: 18.3
Cumulative Percent 19.9
SBC Project No. 361/047-02-2007
- 3) **Region 3 – Department of Transportation**
(Renovate Garages/Offices)
Change Order No. 9
Contract Amount: \$1,795,080.00
Change Order Amount: \$858.00
Change Order Percent: .05
Cumulative Percent 13.73
SBC Project No. 247/000-01-2004
- 4) **Paris Landing State Park**
(Marina – Breakwater)
Change Order No. 2
Contract Amount: \$472,000.00
Change Order Amount: \$51,603.00
Change Order Percent: 10.93
Cumulative Percent 18.49
SBC Project No. 126/075-01-2002

DESIGNER SELECTION LIST

- 1) Referred the designer selections to the Executive Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on April 19, 2010.

SPECIAL ITEM

- 1) Treasurer Lillard made a motion for the Commission to appoint Alan Robertson as Acting State Architect and Chief Staff Officer to the State Building Commission, as recommended by the Executive Subcommittee on May 24, 2010, and pursuant to Article IV-4 of the *SBC By-laws, Policy & Procedures*. The motion was properly seconded, and passed without objection.

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There being no further business, the meeting adjourned at 11:37 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration